

**CHARLOTTE COUNTY PLANNING AND ZONING BOARD
REGULAR MEETING
Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida**

Board Members
Michael Gravesen, Chair
Paul Bigness, Vice-Chair
Stephen Vieira, Secretary
Don McCormick
Thomas P. Thornberry



District
District V
District III
District I
District II
District IV

**AGENDA
REGULAR MEETING**

April 11, 2022, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [March 14, 2022, Regular Meeting](#)

Announcements

NOTE: For each petition on the Agenda, there will be a twenty (20) minute time limit for applicant's presentations, a five (5) minute time limit for each citizen's presentation, and a five (5) minute time limit for applicant's response.

Charlotte County Board of County Commissioners does not discriminate on the basis of disability.

FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.743.1381, TDD/TTY 941.743.1234, or by email to David.Lyles@CharlotteCountyFL.gov.

PETITIONS

1.) PP-22-01-02

Quasi-judicial

Commission District I



Babcock Property Holdings, L.L.C. is requesting a Preliminary Plat approval for a subdivision to be named Babcock Ranch Community, Spine Roads DD-15-17, The subdivision consists of 7 tracts for roadway, utility and lakes, it contains 29.72± acres, and is located south of Bermont Road, north of the County line with Lee County, west of the County line with Glades County and east of State Road 31, in the East County area and in Commission District I.

2.) PP-22-01-03

Quasi-judicial

Commission District I



Babcock Property Holdings, L.L.C. is requesting a Preliminary Plat approval for a subdivision to be named Babcock Ranch Community, Spine Roads DD-8-10, the Subdivision is to consist of 8 Tracts for roadway, drainage and future development, it contains 192.67± acres, and is located south of Bermont Road, north of the County line with Lee County, west of the County line with Glades County and east of State Road 31, in the East County area and in Commission District I.

3.) PD-21-00018

Quasi-Judicial

Commission District V



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Commercial General (CG) to Planned Development (PD), in order to development a mini-warehouse, and also adopt its associated Detail PD Concept Plan; for the subject property located at 3491 Tamiami Trail, in the Port Charlotte area, containing 1.9± acres; Commission District V; Application No. PD-21-00018; Applicant: Adams Property Group; providing an effective date.

4.) PAS-21-00012

Legislative

Commission District III



Pursuant to Section 163.3187, Florida Statutes, adopt a Small Scale Plan Amendment to change Charlotte County FLUM Series Map #1: 2030 Future Land Use from Low Density Residential (LDR) to Commercial (COM); for property located at 1370 River Lane, in the Englewood area, containing 0.384± acres; Commission District III; Petition No. PAS-21-00012; Applicant: KF & LF Properties LTD CO; providing an effective date.

5.) PD-21-00017

Quasi-Judicial

Commission District III



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Single-family 3.5 (RSF-3.5) to Planned Development (PD) in order to allow for expansion of the existing Farlow's restaurant parking lot and using the existing single-family home as an accessory structure by the owner or employees, and also adopt its associated Detail PD Concept Plan, for property located at 1370 River Lane, in the Englewood area, containing 0.384± acres; Commission District III; Petition No. PD-21-000017; Applicant: KF & LF Properties LTD CO; providing an effective date.

6.) PD-21-00019

Quasi-Judicial

Commission District II



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD; this is a major modification to amend the PD conditions and its associated PD Concept Plan originally established in Ordinance Number 2022-007 in order to allow for additional 48 site-built homes, a residential development up to 278 units, and requiring a transfer of 48 density units; for property located at 12150 Burnt Store Road, in the Burnt Store Area Plan area and in the Punta Gorda area, containing 68.43± acres; Commission District II; Petition No. PD-21-00019; Applicant: Simple Life Ventures, LLC; providing an effective date.

ADJOURNMENT